

PLANNING COMMISSION MINUTES
July 2, 2019

ROLL CALL

The Planning Commission of the City of Prairie Village met in regular session on Tuesday, July 2nd, 2019 in the Council Chambers at 7700 Mission Road. Chair Nancy Wallerstein called the meeting to order at 7:00 p.m. with the following members present: Jonathan Birkel, James Breneman, Patrick Lenahan and Jeffrey Valentino.

The following individuals were present in their advisory capacity to the Planning Commission: Graham Smith, Gould Evans; Jamie Robichaud, Deputy City Administrator; Mitch Dringman, City Building Official, Ron Nelson, Council Liaison, and Adam Geffert, City Clerk/Planning Commission Secretary.

APPROVAL OF MINUTES

Patrick Lenahan moved for the approval of the minutes of the June 4th regular Planning Commission meeting as presented. Jonathan Birkel seconded the motion, which passed 4-0, with James Breneman in abstention.

PUBLIC HEARINGS

No public hearings were scheduled.

NON-PUBLIC HEARINGS

PC2019-113 Site Plan Approval - Corinth South Retail Center

Graham Smith provided background on the project, stating that two new commercial buildings would be constructed at the site, and that the existing building housing the First Watch restaurant would be remodeled. The internal parking areas will also be reconfigured. The property is currently zoned C-2, and is composed of two parcels totaling 5.9 acres. The two new buildings will be located near the rear of the property at the south end.

Mr. Smith added that the proposed use of the buildings meets the standards of the C-2 zoning district, with approximately 40% planned to be used for restaurant tenants and 60% for retail tenants. Adequate parking for the center has also been proposed, with 195 planned spaces. Utility and stormwater issues have been addressed in the plan. Mr. Smith noted that staff identified a potential means to better connect pedestrian walkways by removing three to four parking spaces. He stated that the current design meets all standards, and that the recommendation was an opportunity to improve the project. The plan generally meets the Village Vision guidelines.

Mr. Smith stated that staff recommended approval of the site plan subject to the following six conditions:

1. A drainage permit, or other similar permits associated with the work, be approved by Public Works, including a determination that no negative impacts on stormwater will result.
2. All future signs shall require a separate sign permit meeting the general sign standards for the City; or to the extent future signs include revisions to the sign standards applicable to this property or changes to the monument sign location, size or design, Planning Commission approval may be required.
3. Consider a more prominent pedestrian connection/landscape amenity at the south courtyard/plaza entrance, through the double bay of parking, and connecting to the pedestrian frontages of the west building.
4. A revised landscape plan be submitted, specifically addressing the following (or alternative plans approved by staff that equally address these items):
 - a. Change all columnar trees to shade trees (see recommend species and cultivars on plans provided to applicant).
 - b. Add one new oak street tree on the 83rd Street frontage.
 - c. Add two more grasses to the frontage screening of the head-in parking.
 - d. Add 5 shade trees to linear parking lot island; and two in the island on the southwest portion of the lot; and two in the northwest portion of the lot.
 - e. Add evergreens to the perimeter on the west and south side to screen backs of retail from the office and apartment respectively (approximately 30 - 39 trees).
5. The applicant submit appropriate paperwork prior to permits showing that the two parcels are joined as one lot of record, or alternatively that any building along the parcel boundary shown in AIMS records has appropriate party wall/fire ratings to allow it to be sold as a separate entity.
6. Any issues raised by Public Works after finalizing the terms of the traffic memo and potential cumulative traffic counts be resolved prior to building permits.

Gregg Zike with First Washington Realty, the property owner, was present to speak about the project. He noted that the company agreed to work with staff on all the recommendations provided. Mr. Zike introduced Dustin Burton with Renaissance Architecture, who stated that the grading in the existing parking lot would be softened as much as possible. He added that the current parking lot would be removed and regraded.

Mr. Birkel shared his concerns about the configuration of the parking area near the existing building, and asked if angled spaces had been considered. The applicant stated that angled parking was considered, but that it would have reduced the total number of parking spaces available in the lot. Mr. Valentino said the landscaping plan should be

improved to provide a better connection to the north side of the Corinth Shopping Center. Mr. Zike noted that there would be green space and a common seating area, as well as patios for individual tenants, similar to those found at the Corinth shops. He added that a sidewalk connecting to the 83rd Street sidewalk would also be constructed.

Several Commission members expressed concern with the number of proposed exterior materials, the colors selected, the overall style of the new buildings, and their compatibility with the Corinth Shops to the north. Mr. Zike shared that potential tenants were concerned with the visibility of the new buildings from 83rd Street, and preferred a design style that was more conspicuous.

Mr. Zike noted that he agreed to adding an additional condition to work with staff to determine the best location for bicycle parking spaces. He added that he also agreed to work with staff on the other recommendations, with the exception of item #4, which was still being reviewed by the landscape architect at Gould Evans. Mrs. Robichaud said that the language in item #4 allowed landscape details to be worked through with some flexibility, so no changes needed to be made to the condition. Mr. Valentino stated that more connectivity and compatibility with the Corinth Shops should be added to item #4. Mr. Lenahan said that he believed the staff recommendation as written was adequate. Mrs. Wallerstein suggested that the applicants return with a more definitive landscape plan and a modified exterior design theme and present them to the Commission at its next meeting.

Mr. Breneman made a motion to continue the site plan review to the August 6th meeting. The motion was seconded by Mr. Birkel, and passed 4-1, with Mr. Lenahan in opposition.

PC2019-114 Site Plan Approval - Building Line Modification for Garage Extension 5109 W. 76th Terrace

Mr. Smith provided background, stating that the property was zoned R1-a, and that the applicants were seeking to extend their garage beyond the platted building line. The property is located on an interior corner, so the shape of the lot is unique. The proposed renovation plan included the extension of a master bedroom and family room at the rear of the home, as well as the extension of the garage by two feet forward of the existing garage. All the modifications comply with the zoning ordinance and neighborhood design standards. The proposed garage extension would be 34 feet from the property line at the Northeast corner, and a new front porch would be 30 feet from the property line. Both were less than the platted setback line of 35 feet.

Staff recommended approval of the site plan with the following condition:

1. The applicant shall record the site plan and approved exception with Johnson County Records and Tax Administration within 12 months.

Steven and Sheila McMichael, the applicants, were present to discuss the project. Mr. Breneman asked whether the front porch would be enclosed, and Mr. McMichael stated that it would be covered, but not enclosed.

Mr. Valentino made a motion to approve the site plan, subject to the condition recommended by staff. Mr. Birkel seconded the motion, which passed unanimously.

PC2019-115 Final Plat Approval - Meadowbrook Senior Living Facility

P.J. Novick, representing Confluence, the planning consultant for the Meadowbrook project, provided background. In October, 2017, the Planning Commission approved the plat for a senior living facility at Meadowbrook. The updated plat reduces the existing four plats into two, and renumbers them to plats 5 and 6. There were no other architectural changes made that would affect what was previously approved by the Planning Commission.

Mr. Novick stated that staff recommended the Commission approve the final plat as proposed for the replat of lots 1, 2, 3, and 4 of Meadowbrook Park, subject to the following conditions of approval:

1. As part of the building permit process, the applicant must verify compliance with all fire and building code fire separation requirements related to the new lot lines.
2. Prior to the release and recordation of the final plat, the applicant must execute a private consortium agreement or covenant that addresses all issues related to the proposed lots sharing utilities, parking, and storm water management, and including building and site maintenance and cross access rights.

Mr. Novick added the project would no longer be built in phases, but rather all at once.

Mr. Lenahan made a motion to approve the plat with the conditions laid out in the staff report. Mr. Valentino seconded the motion, which passed 4-1, with Mr. Breneman in opposition.

OTHER BUSINESS

Mrs. Robichaud stated that a Planning Commission work session would be held on Tuesday, July 16th at 6:00 p.m.

ADJOURNMENT

With no further business to come before the Commission, Chair Nancy Wallerstein adjourned the meeting at 8:59 p.m.

Nancy Wallerstein
Chair